

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name: Area 14 – Madison Park

Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 261

Range of Sale Dates: 1/2000 -12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$214,000	\$429,600	\$643,600	\$759,400	84.8%	16.90%
2002 Value	\$239,400	\$493,700	\$733,100	\$759,400	96.5%	16.34%
Change	+\$25,400	+\$64,100	+\$89,500		+11.7%	-0.56%
% Change	+11.9%	+14.9%	+13.9%		+13.8%	-3.31%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.56% and -3.31% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales, and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$262,600	\$467,100	\$729,700
2002 Value	\$293,900	\$538,400	\$832,300
Percent Change	+11.9%	+15.3 %	+14.1%

Number of improved Parcels in the Population: 3278

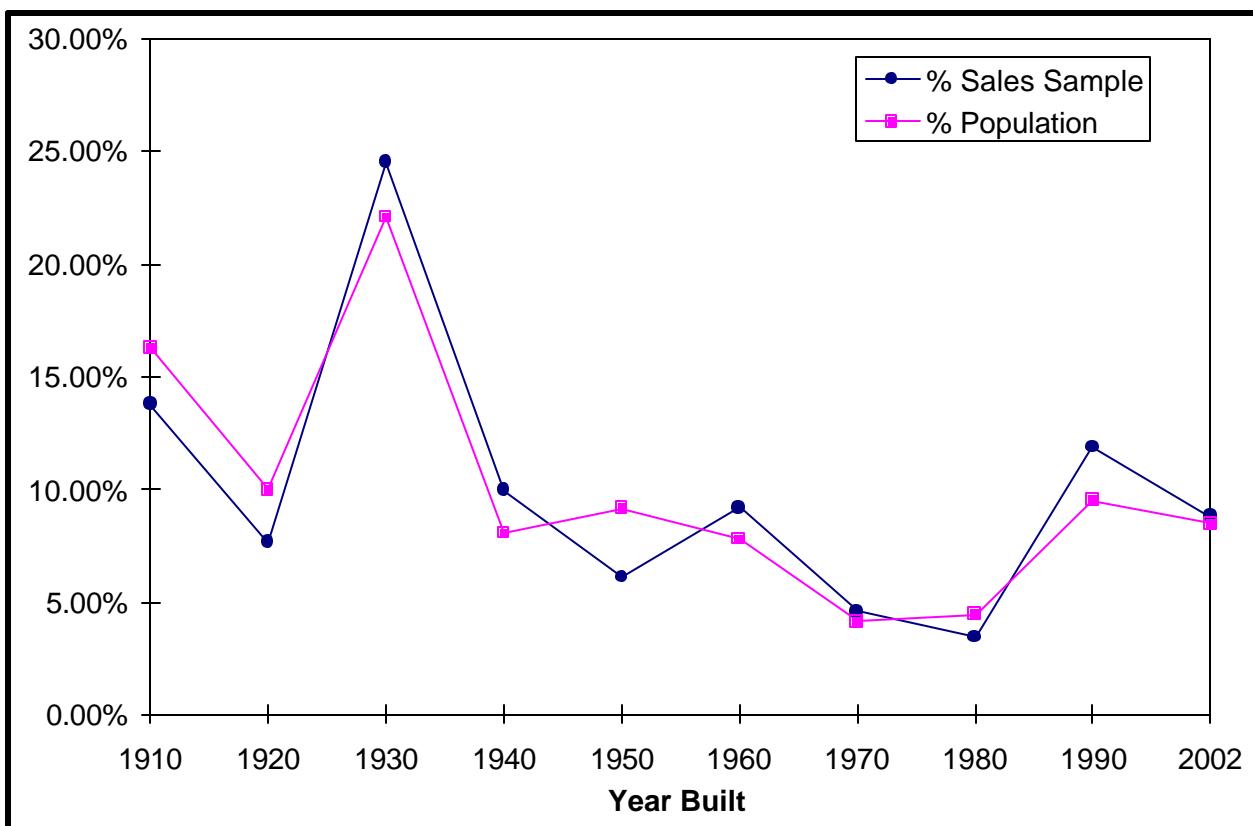
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements built or renovated after 1995 had higher average ratios (assessed value/ sales price) than other improvements and formula adjusts value upward less than others. Similarly, grade 7 or 8 improvements with an excellent view of Lake Washington, grade 10 improvements in average or good condition, and grade 9 improvements in very good condition had lower average ratios than other improvements and the formula adjusts these value upward more than others, thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	36	13.79%
1920	20	7.66%
1930	64	24.52%
1940	26	9.96%
1950	16	6.13%
1960	24	9.20%
1970	12	4.60%
1980	9	3.45%
1990	31	11.88%
2002	23	8.81%
	261	

Population		
Year Built	Frequency	% Population
1910	534	16.29%
1920	328	10.01%
1930	724	22.09%
1940	264	8.05%
1950	300	9.15%
1960	256	7.81%
1970	136	4.15%
1980	146	4.45%
1990	312	9.52%
2002	278	8.48%
	3278	

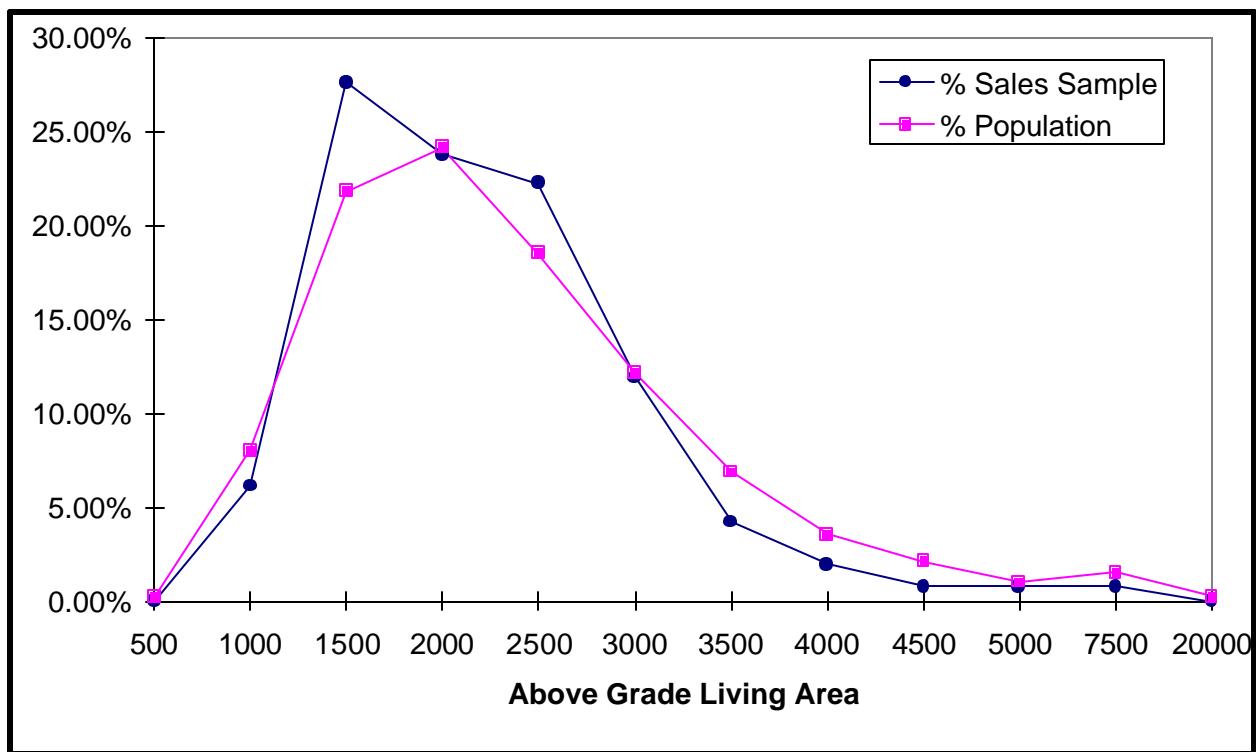


The sales sample frequency distribution follows the population distribution very closely with regard to Year built. The distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	16	6.13%
1500	72	27.59%
2000	62	23.75%
2500	58	22.22%
3000	31	11.88%
3500	11	4.21%
4000	5	1.92%
4500	2	0.77%
5000	2	0.77%
7500	2	0.77%
20000	0	0.00%
	261	

Population		
AGLA	Frequency	% Population
500	6	0.18%
1000	262	7.99%
1500	714	21.78%
2000	791	24.13%
2500	607	18.52%
3000	397	12.11%
3500	225	6.86%
4000	116	3.54%
4500	69	2.10%
5000	33	1.01%
7500	50	1.53%
20000	8	0.24%
	3278	

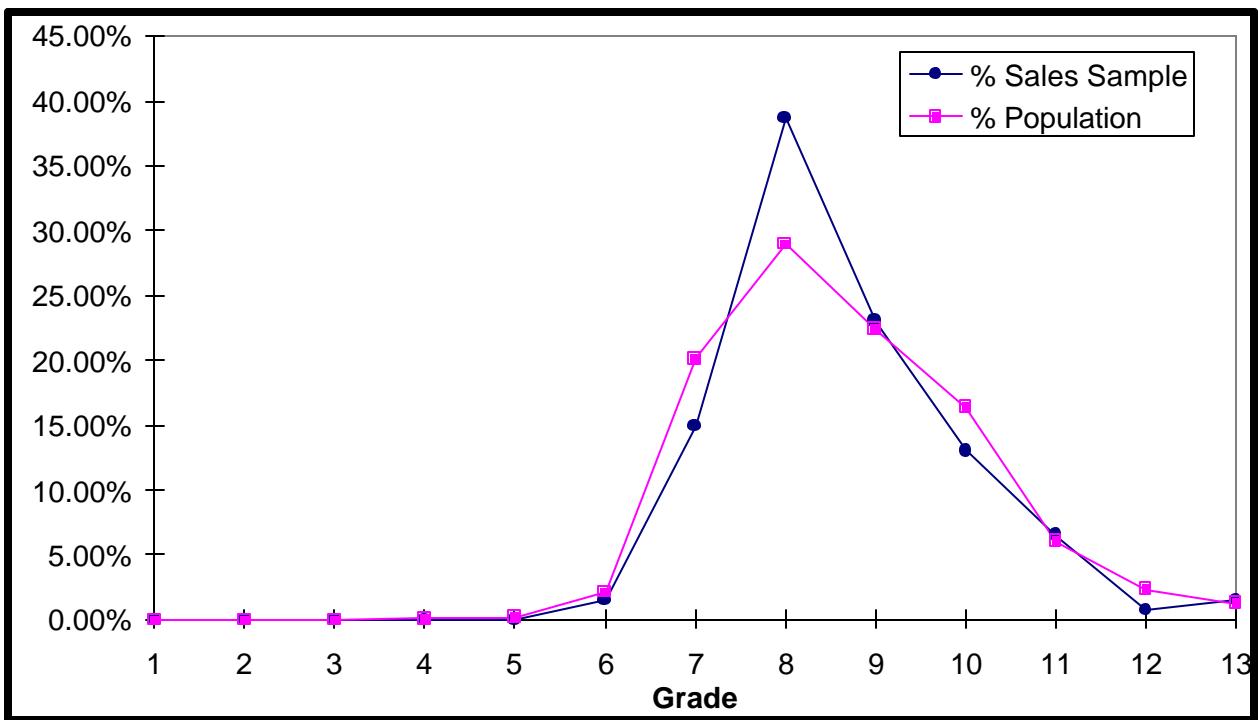


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

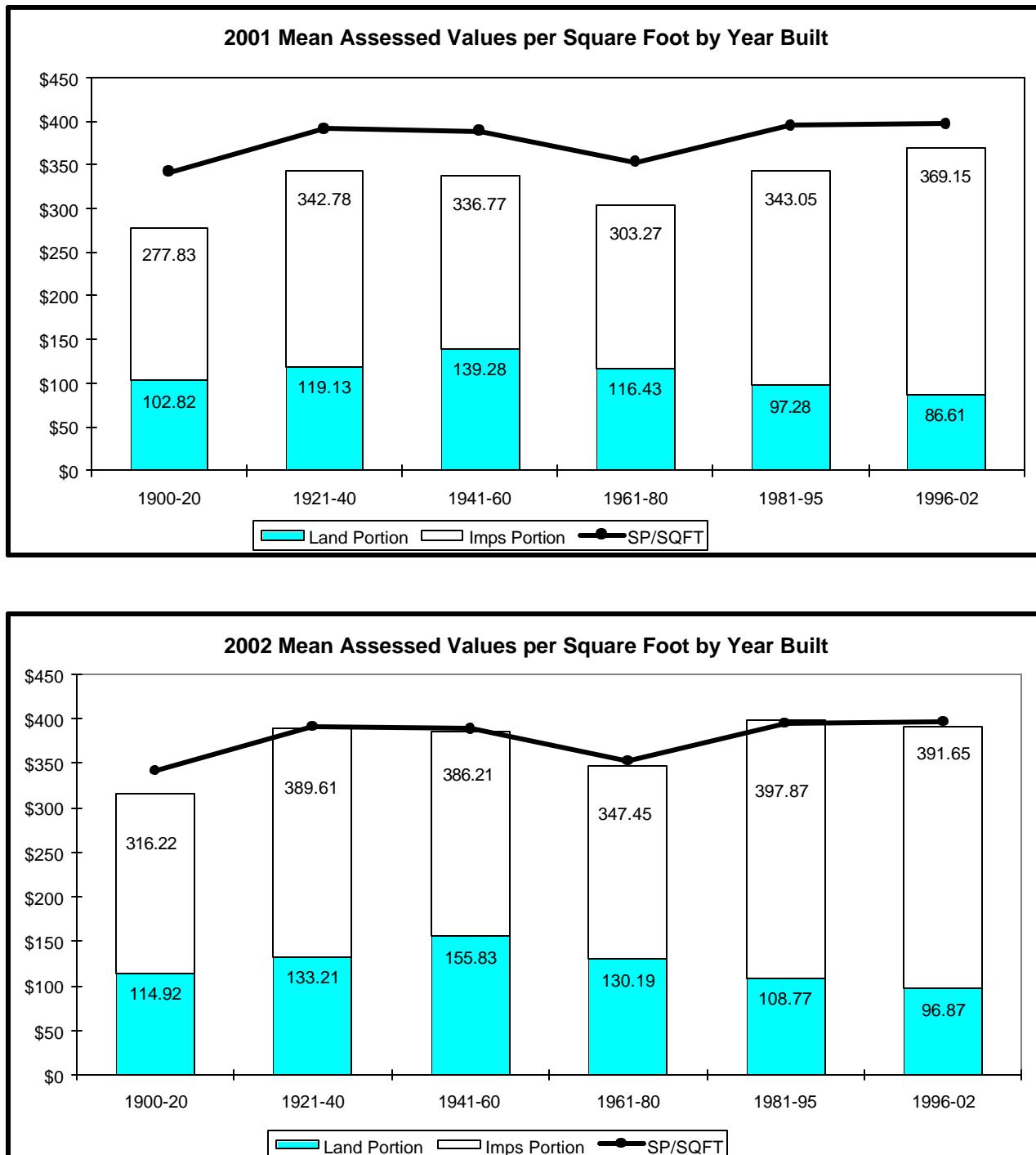
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	4	1.53%
7	39	14.94%
8	101	38.70%
9	60	22.99%
10	34	13.03%
11	17	6.51%
12	2	0.77%
13	4	1.53%
		261

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.12%
5	6	0.18%
6	70	2.14%
7	660	20.13%
8	950	28.98%
9	734	22.39%
10	538	16.41%
11	198	6.04%
12	77	2.35%
13	41	1.25%
		3278



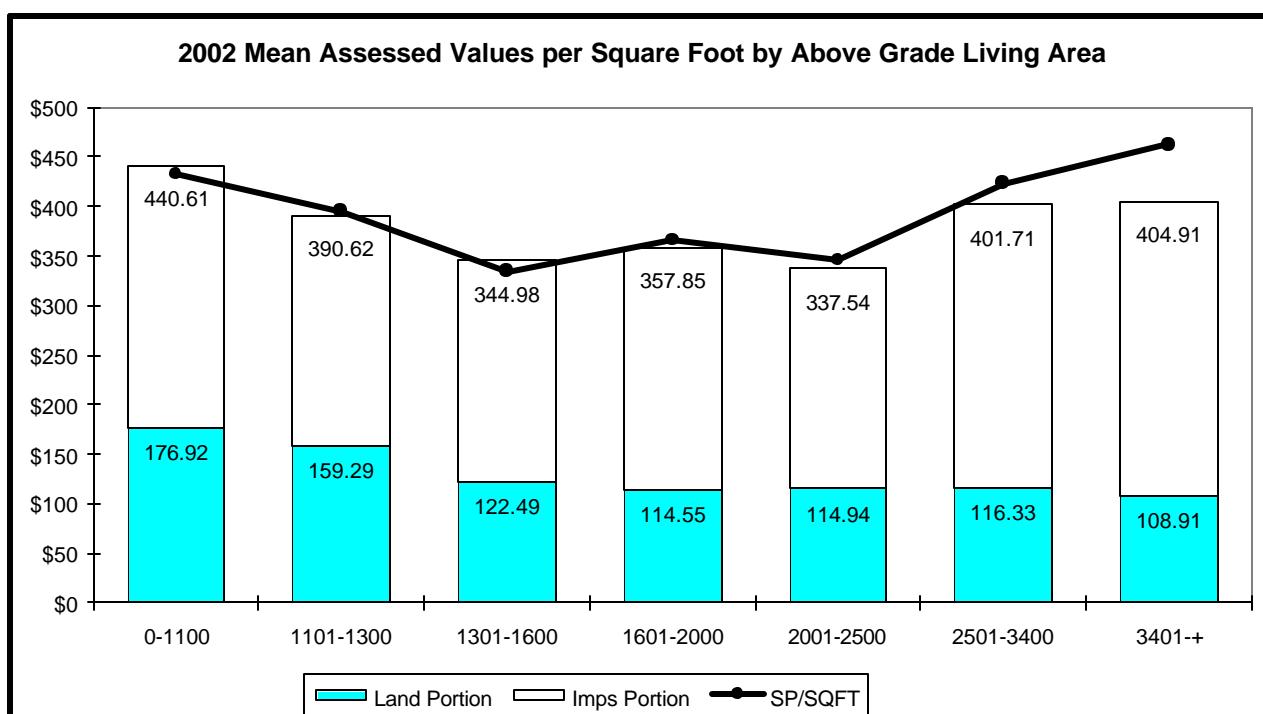
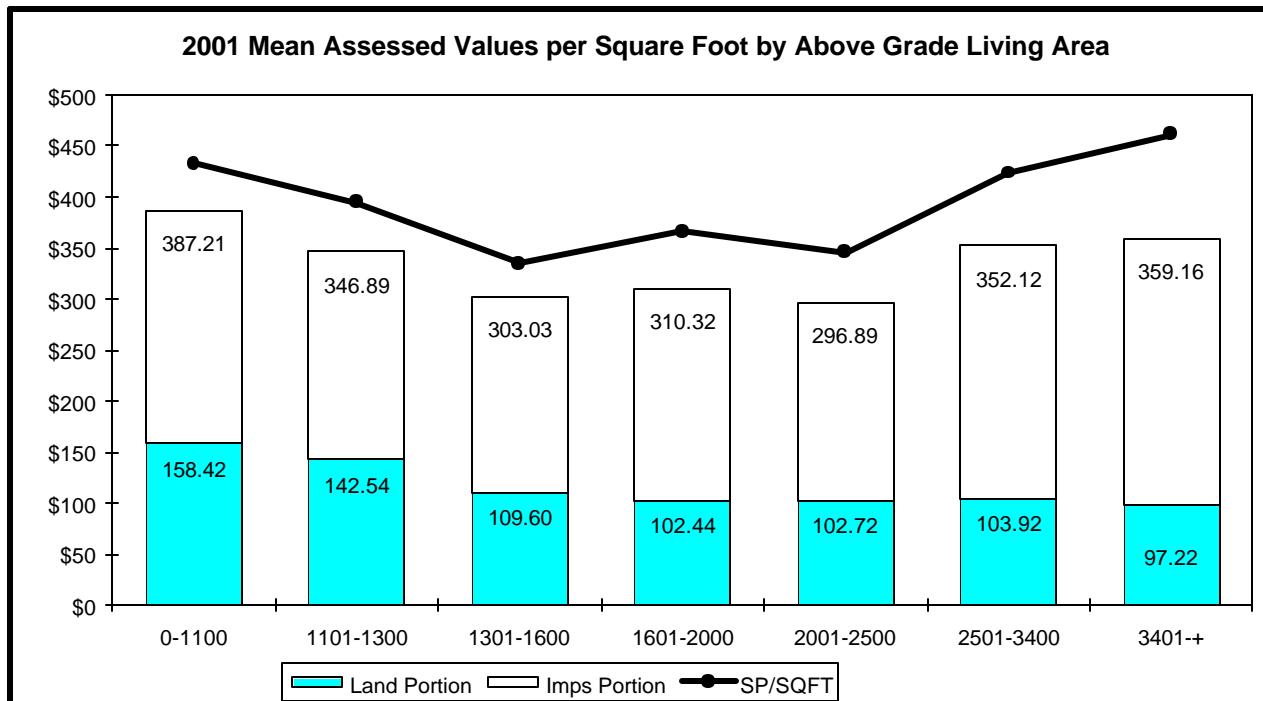
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



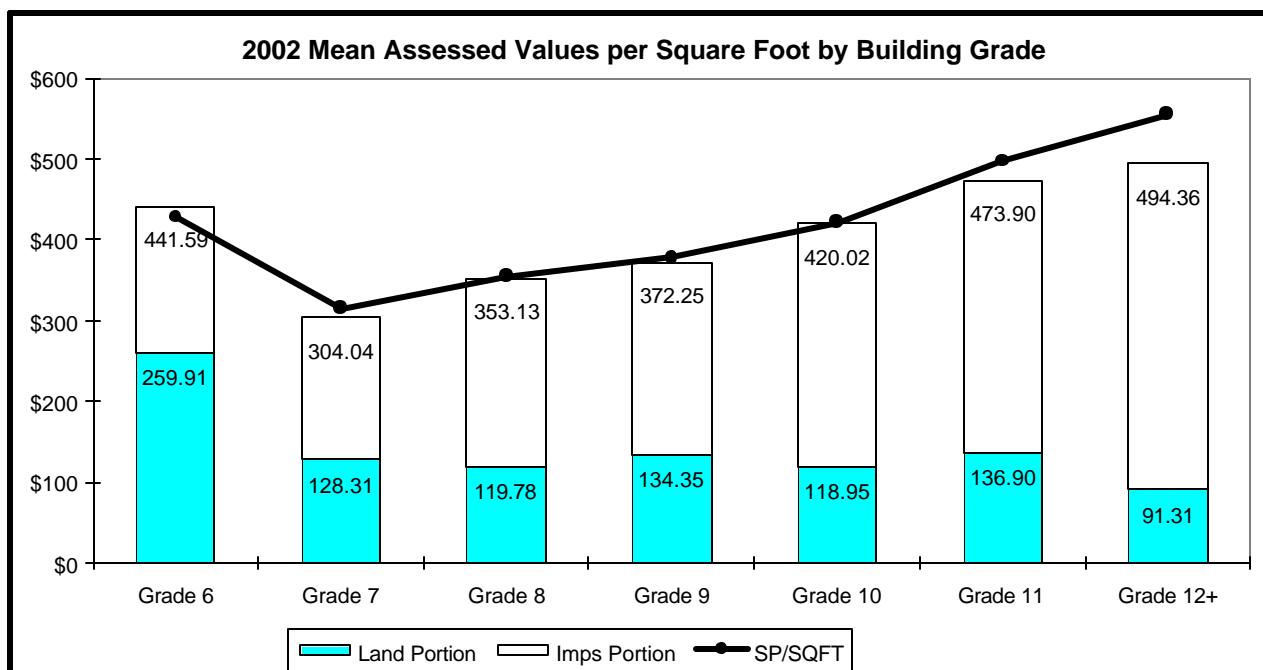
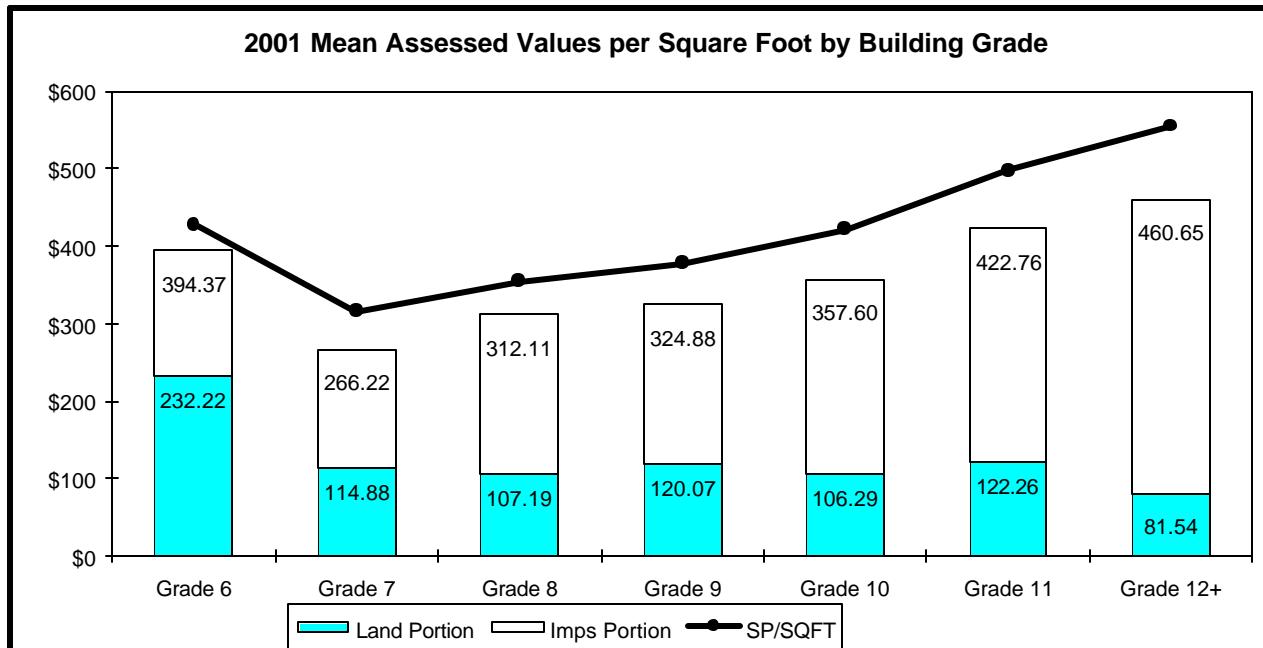
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. There is limited representation of homes built during 1900-1920.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. There is minimum representation of homes whose above grade living area is greater than 3400sqft..

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. There is minimum representation of grade 12 + houses.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

A scarcity of vacant land sales (5 usable land sales) in area 14 made it problematic to develop adjustments to previous land value based on land sales alone. In the absence of evidence to the contrary, the same overall market increase (coefficient derived in multiple regression model) indicated for improved properties are assumed to apply to previous land value. The following formula will be applied to all land:

$$\text{2002 Land Value} = \text{2001 Land Value} / 0.8916646$$

Or

$$\text{2002 Land Value} = \text{2001 Land Value} * 1.121$$

Note: Land Value less than or equal to \$10,000 will be factored by 1.00.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 261 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic based and neighborhood based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements built or renovated after 1995 had higher average ratios (assessed value/ sales price) than other improvements and formula adjusts value upward less than others. Similarly, grade 7 or 8 improvements with an excellent view of Lake Washington, grade 10 improvements in average or good condition, and grade 9 improvements in very good condition had lower average ratios than other improvements and the formula adjusts these value upward more than others, thus improving equalization. The derived adjustment formula is:

2002 Total Value = 2001 Total Value / (0.8916646 + (0.08601566 if year built or renovation after 1995) - (0.08526459 if building grade 9 and condition =5.) - (0.07436051 if building grade 10 and condition 3 or 4) - (0.1023074 if Lake Washington view = 4 and building grade 7 or 8))

The resulting total value is rounded down to the next \$1,000, *then:*

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report on page 12.

Improved parcel Update (Continued)

Other: *If multiple houses exist on a parcel, the formula derived from the primary building is used.

*If a house and mobile home exist, the formula derived from the house is used.

If “ accessory improvements only *”, then:

“2002 Total Value = (2001 Land Value *1.121) + (2001 Imps Value * 1.149)” with result rounded down to the next \$1,000.

then, 2002 Imps Value = 2002 Total Value – 2002 Land Value.

If improvements on “exception parcels” (poor condition or % net condition), then

“2002 Total Value = (2001 Land Value*1.121) +(2001 Imps Value *1.00)

**These may include parcels with houses that have no characteristics data in the Assessor’s database.*

If vacant parcels (no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less will be:

Previous land Value *1.0 Or Previous Improvement Value * 1.0.

If “No Perc” (Sewer System = 3), then

“2002 Total Value = (2001 Land Value *1.0) +(2001 Imp Value * 1.149)

Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Area-wide ratio reports and several charts indicating Before and After Adjustment assessment levels are included in the body of this report. NCSS software provides a number of diagnostic tools which help explain variable selection, model calibration and specification. These tools are useful in recognizing influential parcels. Further documentation concerning the annual update model, while not contained within this report, is available on request.

Area 14 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

12.1%

Year Built or renovated after 1995	Yes
% Adjustment	-9.9%
Building Grade 9 and Very Good Condition	Yes
% Adjustment	11.9%
Average or Good Condition and Grade	Yes
10	Yes
% Adjustment	10.2%
Excellent Lake Washington view and building Grade 7 or 8	Yes
% Adjustment	14.5%

Comments and Examples:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home built or renovated after 1995 would receive 2.2% upward adjustment (12.1 overall - 9.9 year built or renovation after 1995). 3.1% of population would get this adjustment.

A home with building grade 9 and condition very good would receive approximately 24.0% upward adjustment. 5.1% of population would get this adjustment.

A home with building grade 7 or 8 and excellent view of Lake Washington would receive 26.6% upward adjustment. 6.1% of total popualtion would get this adjustment.

A home with building grade 10 and average or good condition would receive 22.3% upward adjustment. 10.8% of total popualtion would get this adjustment.

Approximately, 73% of the population in the area 14 is adjusted by the overall alone. There are 3278 parcels with 1-3 living units.

This area was physically inspected in 1999.

Area 14 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 96.5.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low. If there is multiple adjustment in a parcel, percent change indicated below will be different than as indicated in page 12.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
6	4	0.911	1.020	12.0%	0.815	1.225
7	39	0.842	0.959	13.9%	0.907	1.010
8	101	0.867	0.981	13.2%	0.946	1.016
9	60	0.857	0.981	14.5%	0.939	1.022
10	34	0.834	0.983	17.8%	0.932	1.033
11	17	0.846	0.948	12.1%	0.878	1.018
12	2	0.920	1.031	12.1%	0.187	1.875
13	4	0.760	0.816	7.3%	0.631	1.001
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
1900-1920	56	0.794	0.905	14.0%	0.857	0.953
1921-1940	90	0.852	0.969	13.7%	0.937	1.001
1941-1960	40	0.867	0.997	15.0%	0.945	1.048
1961-1980	21	0.862	0.986	14.4%	0.925	1.047
1981-1995	42	0.847	0.985	16.2%	0.929	1.040
1996- +	12	0.925	0.979	5.8%	0.930	1.027
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
Average	102	0.857	0.973	13.4%	0.942	1.004
Good	99	0.843	0.957	13.6%	0.923	0.992
Very Good	60	0.839	0.967	15.1%	0.927	1.006
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
1	77	0.897	1.024	14.2%	0.990	1.059
1.5	24	0.776	0.892	14.9%	0.839	0.944
2	146	0.852	0.966	13.3%	0.938	0.993
2.5	7	0.721	0.834	15.7%	0.689	0.980
3	7	0.859	1.008	17.4%	0.820	1.196
Grade 7,8 and Lake Washington View	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
Fair	10	0.924	1.035	12.0%	0.924	1.147
Average	19	0.863	0.967	12.1%	0.878	1.056
Good	5	0.926	1.038	12.1%	0.900	1.176
Excellent	14	0.776	0.982	26.6%	0.889	1.074

Area 14 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 96.5.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

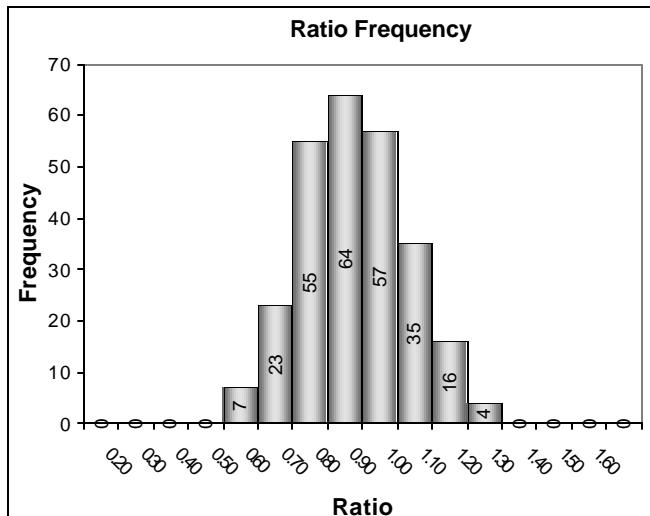
It is difficult to draw valid conclusions when the sales count is low. If there is multiple adjustment in a parcel, percent change indicated below will be different than as indicated in page 12.

Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-1100	26	0.892	1.015	13.7%	0.947	1.083
1101-1300	26	0.876	0.987	12.6%	0.924	1.050
1301-1600	51	0.904	1.029	13.8%	0.979	1.080
1601-2000	47	0.847	0.976	15.2%	0.928	1.024
2001-2500	58	0.860	0.979	13.8%	0.935	1.022
2501-3400	42	0.833	0.951	14.1%	0.912	0.989
3401 - +	11	0.762	0.858	12.6%	0.753	0.964
Grade 9 and Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Average	20	0.882	0.976	10.6%	0.892	1.059
Good	25	0.880	0.987	12.1%	0.918	1.055
Very Good	15	0.787	0.975	23.9%	0.899	1.051
Grade 10 and Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Average	21	0.816	0.970	18.8%	0.894	1.045
Good	5	0.803	0.982	22.3%	0.890	1.074
Very Good	8	0.905	1.014	12.1%	0.910	1.119
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	169	0.842	0.954	13.3%	0.928	0.980
Y	92	0.857	0.985	15.0%	0.954	1.017
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
6	28	0.836	0.946	13.1%	0.888	1.003
8	140	0.840	0.968	15.2%	0.939	0.997
Y	3	0.890	0.998	12.1%	0.833	1.164
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-4000	79	0.909	1.026	12.9%	0.991	1.060
4001-6000	80	0.865	0.994	14.9%	0.956	1.031
6001-8000	59	0.823	0.935	13.6%	0.891	0.979
8001-12000	34	0.826	0.953	15.4%	0.902	1.003
12001- +	9	0.780	0.869	11.4%	0.751	0.988

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: WC/ Team 1	Lien Date: 01/01/2001	Date of Report: 8/22/2002	Sales Dates: 1/2000 - 12/2001
Area 14	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 261 Mean Assessed Value 643,600 Mean Sales Price 759,400 Standard Deviation AV 371,309 Standard Deviation SP 487,654			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.878 Median Ratio 0.868 Weighted Mean Ratio 0.848			
UNIFORMITY			
Lowest ratio 0.563 Highest ratio: 1.277 Coefficient of Dispersion 13.79% Standard Deviation 0.148 Coefficient of Variation 16.90% Price Related Differential (PRD) 1.036			
RELIABILITY			
95% Confidence: Median <i>Lower limit</i> 0.841 <i>Upper limit</i> 0.891 95% Confidence: Mean <i>Lower limit</i> 0.860 <i>Upper limit</i> 0.896			
SAMPLE SIZE EVALUATION			
N (population size) 3278 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.148 Recommended minimum: 35 Actual sample size: 261 Conclusion: OK			
NORMALITY			
Binomial Test <i># ratios below mean:</i> 139 <i># ratios above mean:</i> 122 <i>Z:</i> 1.052 Conclusion: <i>Normal*</i> <i>*i.e. no evidence of non-normality</i>			



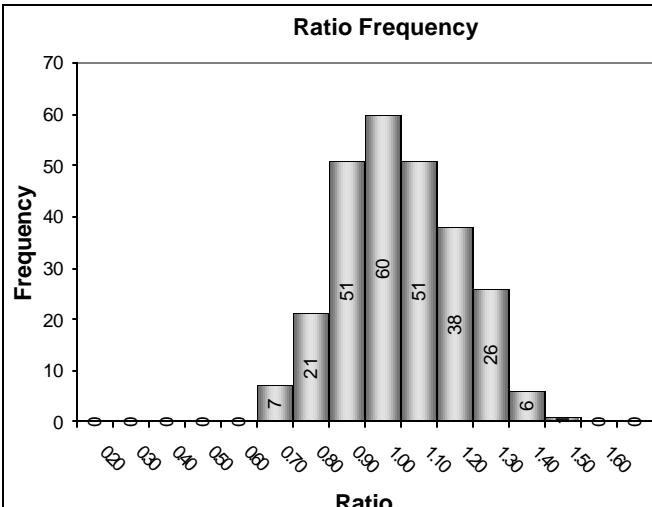
COMMENTS:

Single Family Residences throughout area 14.

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: WC/ Team 1	Lien Date: 01/01/2002	Date of Report: 8/22/2002	Sales Dates: 1/2000 - 12/2001
Area 14	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<p>Sample size (n) 261 Mean Assessed Value 733,100 Mean Sales Price 759,400 Standard Deviation AV 415,579 Standard Deviation SP 487,654</p>			
ASSESSMENT LEVEL			
<p>Arithmetic Mean Ratio 0.999 Median Ratio 0.986 Weighted Mean Ratio 0.965</p>			
UNIFORMITY			
<p>Lowest ratio 0.630 Highest ratio: 1.430 Coefficient of Dispersion 13.36% Standard Deviation 0.163 Coefficient of Variation 16.34% Price Related Differential (PRD) 1.035</p>			
RELIABILITY			
<p>95% Confidence: Median <i>Lower limit</i> 0.972 <i>Upper limit</i> 1.019</p> <p>95% Confidence: Mean <i>Lower limit</i> 0.979 <i>Upper limit</i> 1.019</p>			
SAMPLE SIZE EVALUATION			
<p>N (population size) 3278 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.163 Recommended minimum: 43 Actual sample size: 261 Conclusion: OK</p>			
NORMALITY			
<p>Binomial Test # ratios below mean: 139 # ratios above mean: 122 Z: 1.052 Conclusion: <i>Normal*</i></p>			
<p><i>*i.e. no evidence of non-normality</i></p>			



COMMENTS:

Single Family Residences throughout area 14.

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 14
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
6	111800	1725	01/18/00	620000	2190	0	8	1937	4	5853	N	N	1225 SHENANDOAH DR E
6	111800	1565	04/09/01	785000	2190	0	8	1935	4	7198	N	N	1630 SHENANDOAH DR E
6	111800	0045	11/01/00	665000	1770	320	9	1939	4	7200	N	N	3409 E SAINT ANDREWS WY
6	111800	2125	05/10/01	1000000	1870	460	9	1952	4	12395	N	N	3414 E SAINT ANDREWS WY
6	111800	0565	07/25/00	710000	1910	0	9	1951	4	6371	N	N	2116 BROADMOOR DR E
6	111800	1340	09/19/00	850000	1920	0	9	1939	4	7080	N	N	1461 BROADMOOR DR E
6	111800	2080	07/19/01	665000	1930	0	9	1947	4	7200	N	N	3215 E MORLEY WY
6	111800	0745	10/23/01	1050000	1960	400	9	1941	4	7547	N	N	1928 SHENANDOAH DR E
6	111800	0290	03/07/01	757000	2010	420	9	1952	4	7173	N	N	1864 BROADMOOR DR E
6	111800	1245	04/20/00	675000	2290	0	9	1953	4	6768	N	N	1927 BLENHEIM DR E
6	111800	1485	12/12/00	1000000	2350	480	9	1957	3	7928	N	N	1506 SHENANDOAH DR E
6	111800	0795	06/05/00	995000	2490	830	9	1936	5	9076	N	N	1988 SHENANDOAH DR E
6	111800	1166	11/09/00	1100000	2750	0	10	1951	4	8940	N	N	1628 WINDERMERE DR E
6	111800	0280	04/20/01	1262500	2750	390	10	1934	5	7173	N	N	1854 BROADMOOR DR E
6	111800	0385	10/08/01	1192000	3130	200	10	1936	5	8996	N	N	2246 WAVERLY WY E
6	111800	1785	08/01/00	1085000	3290	0	10	2002	3	7653	N	N	1232 PARKSIDE DR E
6	111800	0906	08/31/00	1375000	3770	780	10	1953	3	16391	N	N	2020 PARKSIDE DR E
6	111800	0655	06/27/01	1395000	2560	0	11	1932	4	10250	N	N	2009 BROADMOOR DR E
6	111800	1985	06/26/00	2000000	2590	360	11	1927	5	7642	N	N	1261 PARKSIDE DR E
6	111800	1180	04/01/00	1300000	2630	500	11	1930	5	7149	N	N	1621 SHENANDOAH DR E
6	111800	1475	10/27/00	1335000	2900	1400	11	1927	5	8435	N	N	1406 SHENANDOAH DR E
6	111800	2020	05/08/01	1650000	2950	490	11	1929	4	8329	N	N	1219 PARKSIDE DR E
6	111800	1295	10/23/00	1600000	3000	540	11	1940	4	11098	N	N	1633 BROADMOOR DR E
6	111800	0945	01/11/00	1600000	3350	430	11	1931	5	7596	N	N	2111 PARKSIDE DR E
6	111800	1260	02/20/01	1600000	3660	100	11	1993	3	9343	N	N	1801 BLENHEIM DR E
6	111800	1380	03/29/00	1820000	4090	480	11	1936	5	11305	N	N	1419 BROADMOOR DR E
6	111800	0630	05/10/00	1850000	4420	0	11	1987	3	8361	N	N	2117 BROADMOOR DR E
6	111800	0400	12/27/01	3200000	6500	820	13	1926	4	18215	N	N	3414 E SHORE DR

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
7	501700	0045	09/28/01	332000	880	440	6	1920	4	3600	N	N	1131 33RD AV E
7	228890	0140	07/17/00	420000	1060	0	7	1941	3	4000	N	N	2053 MCGILVRA BL E
7	501700	0555	05/30/01	329000	1070	0	7	1915	3	6190	N	N	3203 E MADISON ST
7	531810	1250	03/22/01	427000	1140	0	7	1922	3	3600	N	N	1625 42ND AV E
7	501700	0130	02/13/01	375000	1370	970	7	1908	3	3000	N	N	3210 E MADISON ST
7	531810	0415	02/23/00	401000	1390	240	7	1926	3	4655	N	N	3906 E MADISON ST
7	531810	0155	06/26/01	450000	1440	0	7	1927	3	3600	N	N	1525 42ND AV E
7	501700	0165	08/20/01	330000	1460	0	7	1906	4	4200	N	N	1024 32ND AV E
7	533220	0275	05/23/01	435000	1490	0	7	1913	3	3950	N	N	826 31ST AV E
7	531810	0005	10/20/00	607500	1520	100	7	1926	4	3600	N	N	4101 E GARFIELD ST
7	531610	0845	02/09/01	530000	1520	0	7	1915	4	4380	N	N	4215 E LEE ST
7	438570	0765	03/23/01	440000	770	600	8	1988	3	3850	N	N	2015 42ND AV E
7	438570	0035	06/12/00	350000	810	0	8	1926	3	4000	N	N	1840 41ST AV E
7	438570	0955	06/09/00	405000	910	140	8	1939	4	6000	N	N	2050 42ND AV E
7	438570	0700	06/13/00	372000	910	0	8	1926	4	4000	N	N	2016 41ST AV E
7	438570	0715	03/13/01	460000	960	0	8	1926	4	3010	N	N	2006 41ST AV E
7	438570	0860	07/11/00	493500	990	250	8	1927	4	4400	N	N	2049 42ND AV E
7	533220	0320	06/20/01	410000	1000	1140	8	1991	3	5000	N	N	1031 32ND AV E
7	438670	0040	08/09/01	625000	1020	0	8	1948	4	4000	N	N	1831 MCGILVRA BL E
7	438570	0460	07/19/00	455000	1050	430	8	1941	3	4000	N	N	2060 MCGILVRA BL E
7	438670	0100	11/14/00	485000	1080	140	8	1947	4	4000	N	N	2019 MCGILVRA BL E
7	438570	1455	10/24/00	437000	1110	0	8	1927	4	4000	N	N	2305 41ST AV E
7	438570	0205	02/16/00	511000	1170	0	8	1939	4	4000	N	N	1864 MCGILVRA BL E
7	438570	0975	04/05/00	419000	1170	0	8	1940	3	4800	N	N	2042 42ND AV E
7	531810	0515	03/27/01	465000	1180	0	8	1938	3	2340	N	N	3927 E MADISON ST
7	501700	0185	10/24/01	479000	1180	0	8	1915	3	4200	N	N	1036 32ND AV E
7	438570	0440	07/02/01	457000	1210	300	8	1939	4	4000	N	N	1869 41ST AV E
7	531810	1300	10/30/00	460000	1230	360	8	1994	3	2335	N	N	1626 42ND AV E
7	531810	0615	03/20/01	405000	1340	0	8	1922	4	4142	N	N	3812 E MADISON ST

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7	531810	0720	10/29/01	620000	1340	150	8	1986	3	9600	N	N	1516 37TH AV E
7	438570	0790	10/15/01	355000	1350	0	8	1937	4	3188	N	N	2027 42ND AV E
7	531610	0259	03/22/00	450000	1380	0	8	1927	5	3600	N	N	1427 MCGILVRA BL E
7	531610	0930	03/27/00	825000	1380	0	8	1919	4	7800	Y	N	1115 MCGILVRA BL E
7	438570	0265	03/29/01	604000	1540	300	8	1931	4	4000	N	N	1822 MCGILVRA BL E
7	438570	0375	06/15/00	595000	1570	520	8	1926	5	4000	N	N	1819 41ST AV E
7	501700	0105	02/21/01	379000	1590	0	8	1986	3	3000	N	N	3226 E MADISON ST
7	438570	1280	07/19/00	579000	1630	0	8	1927	5	4000	N	N	2314 41ST AV E
7	531610	0295	04/14/00	620000	1810	0	8	1926	3	4800	Y	N	1410 38TH AV E
7	531610	0320	06/21/00	685000	2000	0	8	1910	5	2820	N	N	3814 E LEE ST
7	228890	0170	06/13/00	756000	2010	0	8	1931	5	6000	N	N	1869 MCGILVRA BL E
7	438570	0690	08/22/00	625000	2090	1130	8	2000	3	4000	N	N	2024 41ST AV E
7	533220	0410	05/08/00	535000	2180	480	8	1967	3	5000	N	N	1030 WASHINGTON PL E
7	501700	0005	03/26/00	440000	2260	0	8	1911	4	7200	N	N	1149 33RD AV E
7	533220	0305	02/12/00	476950	2390	0	8	1994	3	4000	N	N	1022 31ST AV E
7	195470	0420	11/30/00	975000	2500	0	8	1903	5	7815	Y	N	123 DORFFEL DR E
7	501700	0200	03/15/00	515000	1450	0	9	1950	5	5320	N	N	1106 32ND AV E
7	501700	0370	10/19/01	630000	1540	640	9	1966	3	3600	Y	N	613 33RD AV E
7	108400	0026	03/28/00	460000	1560	500	9	1951	3	6600	N	N	1847 40TH AV E
7	438570	1525	07/26/00	449500	1790	0	9	1976	3	3000	N	N	2345 41ST AV E
7	133030	0495	06/08/00	806000	1920	0	9	1959	5	8075	N	N	2223 39TH AV E
7	531810	1815	03/15/01	655000	1930	760	9	1993	3	3570	N	N	3715 E HOWE ST
7	133030	0435	03/09/00	677000	1950	0	9	1957	4	8000	N	N	2168 38TH AV E
7	531610	0660	03/15/01	1100000	1970	120	9	1960	4	7200	N	N	1222 MCGILVRA BL E
7	228890	0080	10/11/00	894000	2000	180	9	1931	5	6000	N	N	2337 MCGILVRA BL E
7	133030	0445	03/23/00	740000	2010	0	9	1956	5	8503	N	N	2257 38TH AV E
7	133030	0106	02/29/00	695000	2030	1100	9	2000	3	7700	N	N	3823 E MCGILVRA ST
7	108400	0064	07/19/00	620000	2040	630	9	1951	3	8800	N	N	1817 40TH AV E
7	133030	0295	06/29/00	795000	2060	0	9	1963	4	8550	N	N	2233 38TH PL E

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7	918570	0045	07/12/01	1200000	2090	290	9	1941	4	7200	Y	N	603 34TH AV E
7	438570	1535	06/26/01	356000	2140	500	9	2002	3	3600	N	N	2349 41ST AV E
7	531710	0481	06/20/01	1250000	2220	1150	9	1979	3	8148	Y	N	819 HILLSIDE DR E
7	531810	0970	08/09/00	594000	2230	650	9	1995	3	3600	N	N	1618 39TH AV E
7	411460	0320	05/04/00	970000	2240	0	9	1957	4	16552	N	N	3810 A E MCGILVRA ST
7	531610	0925	02/04/00	920000	2520	0	9	1907	4	7800	Y	N	1111 MCGILVRA BL E
7	632100	0095	03/16/00	515000	2548	0	9	1908	5	3742	N	N	3860 E OLIVE ST
7	918570	0390	09/12/01	1350000	2620	260	9	1935	5	7200	N	N	1014 34TH AV E
7	108400	0112	03/12/01	567000	2638	310	9	1951	4	6000	N	N	1836 40TH AV E
7	133030	0010	02/16/00	698000	2720	0	9	1967	3	7654	N	N	2272 40TH AV E
7	918570	0090	05/11/01	1675000	2880	430	9	1940	4	7200	N	N	614 34TH AV E
7	108400	0086	10/17/00	487000	2920	840	9	1952	4	5000	N	N	4003 E NEWTON ST
7	133030	0270	07/13/00	925000	3660	0	9	1957	4	15155	N	N	2123 38TH AV E
7	531810	0935	05/23/01	520000	1540	0	10	1988	3	3600	N	N	1629 39TH AV E
7	438570	0420	12/20/00	660000	1710	0	10	1982	3	4000	N	N	1853 41ST AV E
7	133030	0660	04/12/00	840000	1990	400	10	1972	5	8207	N	N	2000 38TH AV E
7	531810	1560	09/08/00	1000000	2150	830	10	1999	3	3600	N	N	1822 38TH AV E
7	438570	0906	08/28/01	750000	2370	0	10	1994	3	4082	N	N	2062 42ND AV E
7	531710	0235	11/30/01	1500000	2380	650	10	1950	4	7800	Y	N	1014 39TH AV E
7	531610	0355	08/17/01	750000	2780	600	10	2002	3	8400	N	N	3821 E GALER ST
7	133030	0060	11/19/01	850000	2860	0	10	1962	5	8550	N	N	2134 40TH AV E
7	531610	0530	05/09/00	1600000	2960	500	10	1928	5	7200	N	N	1220 38TH AV E
7	531610	0135	10/30/01	1485000	3000	0	10	1984	3	9120	N	N	1406 MCGILVRA BL E
7	501700	0450	04/24/00	985000	3050	1380	10	2000	3	6453	N	N	618 32nd Ave E
7	531610	0630	02/22/00	1835000	3130	1500	10	1990	4	7800	N	N	1215 MCGILVRA BL E
7	195470	0265	05/03/01	2200000	4890	0	10	1918	4	10800	Y	N	234 MAIDEN LN E
7	531710	0611	08/14/01	1075000	2190	1110	11	1984	3	7209	Y	N	508 HILLSIDE DR E
7	438570	1080	08/21/01	1100000	2550	0	11	1987	3	4800	N	N	2332 42ND AV E
7	531810	1990	05/02/01	1350000	3060	0	11	1990	3	7200	N	N	1926 38TH AV E

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7	531810	0540	08/21/01	1550000	3240	1100	11	1908	5	17556	N	N	1520 38TH AV E
7	501700	0315	11/27/00	955000	3290	0	11	1987	3	5130	Y	N	639 33RD AV E
7	918570	0555	08/24/01	2205000	3630	560	11	1991	3	7200	N	N	3602 E PROSPECT ST
7	660000	0400	04/27/01	2095000	2583	0	13	2001	3	17202	Y	N	463 39TH AV E
7	918570	0050	07/17/01	3000000	4504	1700	13	2001	3	7200	Y	N	609 34TH AV E
7	918570	0510	12/20/01	4225000	6790	490	13	1912	4	21600	N	N	1029 37TH AV E
8	757570	0176	03/23/00	258100	780	0	6	1926	4	3606	N	N	1720 34TH AV
8	982920	0670	01/14/00	250000	880	0	6	1980	3	4380	N	N	3508 1/2 E SUPERIOR ST
8	125020	4680	08/28/00	900000	1250	600	6	1924	4	6800	Y	Y	1418 LAKESIDE AV S
8	082300	0160	02/21/01	380000	800	360	7	1970	3	5680	Y	N	814 32ND AV S
8	535020	1040	07/21/00	440000	880	500	7	1908	5	2700	Y	N	1103 LAKE WASHINGTON BL
8	808340	0025	09/14/00	299900	960	0	7	1905	4	5000	N	N	512 32ND AV
8	535020	0615	02/09/01	395000	1000	100	7	1916	4	2800	N	N	1101 NEWPORT WY
8	177850	0171	01/19/00	355000	1020	0	7	1914	5	8000	Y	N	215 34TH AV E
8	715320	0215	05/08/01	385000	1040	0	7	1961	4	5000	N	N	1423 37TH AV
8	447340	0205	06/13/01	412500	1110	0	7	1922	4	4000	Y	N	3206 S DEARBORN ST
8	427890	0065	09/08/00	240000	1150	0	7	1925	3	5161	N	N	412 32ND AV E
8	910300	0125	09/19/01	325000	1150	100	7	1947	3	5922	Y	N	105 33RD AV E
8	177850	0522	04/06/00	420000	1280	0	7	1968	3	4000	N	N	198 36TH AV E
8	125020	1983	10/24/01	345000	1280	0	7	1928	5	2490	Y	N	3227 S NORMAN ST
8	981970	0155	11/17/00	475000	1290	600	7	1908	5	8831	N	N	1100 37TH AV
8	125020	3000	06/21/01	360000	1290	900	7	1925	5	5775	Y	N	539 LAKE WASHINGTON BL S
8	535120	0090	11/28/01	563000	1290	170	7	1927	4	6800	Y	N	1405 NEWPORT WY
8	982920	0490	03/30/00	550000	1310	1120	7	1916	4	5189	Y	N	323 LAKE WASHINGTON BL
8	125020	1645	06/27/01	398000	1310	0	7	1905	3	7200	Y	N	532 31ST AV S
8	428990	0040	12/04/00	549950	1320	0	7	1907	5	13300	Y	N	1555 GRAND AV
8	808340	0005	06/21/01	289500	1340	0	7	1902	4	5000	N	N	502 32ND AV
8	600650	0075	02/15/00	340000	1350	1300	7	1963	4	4200	Y	N	809 LAKE WASHINGTON BL S
8	569900	0190	07/24/00	400000	1360	0	7	1978	5	5625	N	N	3213 S NORMAN ST

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8	808340	0010	08/09/00	330000	1390	0	7	1986	3	2500	N	N	506 32ND AV
8	320090	0032	06/19/00	402000	1590	0	7	1921	4	4000	N	N	617 35TH AV
8	632100	0200	11/13/01	399000	1590	0	7	1904	4	3920	N	N	1727 MADRONA DR
8	428990	0060	02/23/00	320000	1600	610	7	1907	4	4600	Y	N	1557 MADRONA DR
8	125020	1640	05/28/01	545000	1600	0	7	1905	4	7200	Y	N	526 31ST AV S
8	515770	0225	10/17/00	285000	1780	280	7	1926	4	5348	N	N	826 34TH AV
8	910300	0420	07/17/00	419000	1840	600	7	1915	4	4000	N	N	3433 E FLORENCE CT
8	757670	0060	06/15/01	800000	2050	0	7	1913	4	5010	N	N	3608 E SCHUBERT PL
8	125020	1775	04/26/00	425000	2180	0	7	1921	5	6000	Y	N	528 32ND AV S
8	174470	0035	06/11/01	640000	950	680	8	1968	4	10228	Y	N	3518 E CONOVER CT
8	660000	0326	04/19/00	410000	960	240	8	1952	5	3475	N	N	3607 E HARRISON ST
8	535020	1170	03/21/00	389000	1040	240	8	1933	4	4100	Y	N	1433 MADRONA DR
8	428990	0025	04/13/00	550000	1090	890	8	1946	4	6364	Y	N	3805 E PINE ST
8	571200	0105	04/12/00	475000	1100	280	8	1927	4	4284	Y	N	401 LAKESIDE AV S
8	177850	0685	08/10/00	595000	1140	100	8	1930	4	5925	Y	N	193 34TH AV E
8	428990	0031	10/17/01	375000	1170	1170	8	1958	4	6118	Y	N	1565 GRAND AV
8	910300	0515	04/11/00	412000	1220	0	8	1912	3	3210	N	N	1809 36TH AV E
8	125020	2000	12/28/01	400000	1220	0	8	1909	3	2490	Y	N	1117 33RD AV S
8	414180	0160	12/14/01	373500	1240	0	8	1953	3	4000	N	N	1525 36TH AV
8	125020	2674	08/28/01	650000	1300	1120	8	1981	3	5940	Y	N	1309 LAKE WASHINGTON BL S
8	400300	0125	01/26/01	340000	1320	0	8	1985	3	2857	N	N	3514 E SPRUCE ST
8	981970	0265	10/03/01	640000	1320	340	8	1954	4	7200	Y	N	3721 E MARION ST
8	042404	9026	06/18/01	465000	1330	940	8	1952	3	5712	Y	N	834 32ND AV S
8	535120	0070	09/19/00	555000	1340	400	8	1908	4	3416	Y	N	1412 GRAND AV
8	400300	0120	09/28/00	347000	1350	0	8	1985	3	4178	N	N	3510 E SPRUCE ST
8	910300	0295	06/12/01	362500	1350	380	8	1926	3	2949	Y	N	146 34TH AV E
8	082300	0050	03/22/01	485000	1360	600	8	1980	3	2200	Y	N	800 31ST AV S
8	535120	0103	08/22/01	565000	1380	0	8	1904	5	4146	Y	N	1415 NEWPORT WY
8	535020	0010	04/21/00	585000	1390	0	8	1922	4	3060	N	N	1516 37TH AV

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8	910300	0580	12/13/00	320000	1400	0	8	1916	4	2750	N	N	3412 E HOWELL ST
8	535020	0870	04/19/01	385000	1420	0	8	1923	3	3400	Y	N	1535 GRAND AV
8	414180	0205	02/07/00	479000	1440	240	8	1926	4	4000	N	N	1605 36TH AV
8	742470	0106	06/22/00	580000	1450	0	8	1925	3	8650	N	N	1631 37TH AV
8	535120	0050	06/27/01	649000	1450	0	8	1926	4	5500	Y	N	1500 GRAND AV
8	535120	0060	03/27/00	569000	1460	0	8	1906	5	5085	Y	N	1420 GRAND AV
8	660000	0335	12/18/01	445000	1490	600	8	1962	5	8320	N	N	320 36TH AV E
8	535020	0425	03/27/01	379500	1500	0	8	1984	4	5191	N	N	1116 NEWPORT WY
8	125020	3090	08/07/01	569000	1520	400	8	1911	5	3780	N	N	305 35TH AV S
8	414180	0210	06/12/00	670000	1570	0	8	1903	4	4000	N	N	1611 36TH AV
8	125020	2595	11/01/00	535000	1570	0	8	1920	5	3990	N	N	1351 LAKE WASHINGTON BL S
8	125020	3165	07/24/00	460000	1650	0	8	1928	3	3600	Y	N	419 35TH AV S
8	125020	1945	03/27/01	450000	1680	0	8	1926	4	3690	Y	N	827 33RD AV S
8	414180	0015	05/31/01	515000	1680	240	8	1923	5	4000	N	N	1611 35TH AV
8	982920	1110	09/25/01	710000	1770	200	8	1949	5	4620	Y	N	150 LAKE DELL AV
8	535020	0630	04/04/00	585000	1880	500	8	1982	3	4339	N	N	1109 NEWPORT WY
8	320090	0125	07/12/00	589000	1890	400	8	1962	5	6360	N	N	621 36TH AV E
8	125120	0315	08/07/00	595000	1900	0	8	1910	5	9000	Y	N	1315 35TH AV S
8	125020	3285	11/06/01	750000	1910	1120	8	1984	3	6300	Y	N	800 LAKE WASHINGTON BL S
8	918470	0655	08/28/00	530000	1920	450	8	1958	4	9300	Y	N	814 35TH AV
8	034500	0475	07/03/00	510000	1930	0	8	1929	5	4240	Y	N	711 37TH AV
8	632100	0141	07/06/01	719000	1960	0	8	1924	4	5806	N	N	1718 37TH AV
8	320090	0255	04/25/00	540000	2000	1060	8	1905	4	3000	Y	N	626 36TH AV E
8	034200	0085	10/09/01	644000	2000	240	8	1921	3	6000	N	N	608 34TH AV
8	125120	0155	12/17/01	541000	2000	500	8	1925	3	4200	Y	N	1115 LAKE WASHINGTON BL S
8	414180	0350	06/12/00	875000	2020	0	8	1904	5	8000	Y	N	1525 37TH AV
8	320090	0050	08/09/00	580000	2040	0	8	1909	4	3000	N	N	631 35TH AV S
8	715170	0380	06/26/01	575000	2060	100	8	1909	4	5165	N	N	933 37TH AV
8	427890	0175	07/02/01	865000	2060	120	8	1925	3	10055	Y	N	3328 E TERRACE ST

Sales Available for Annual Update Analysis
Area 14
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
8	414180	0105	11/14/00	705500	2090	0	8	1922	4	4136	N	N	1508 35TH AV
8	035700	0125	05/25/01	590000	2100	0	8	1910	5	4200	N	N	1117 32ND AV S
8	742470	0175	03/08/00	640000	2150	0	8	1904	5	5000	N	N	1625 36TH AV
8	808340	0290	07/10/00	700000	2150	0	8	1904	5	5200	N	N	528 34TH AV
8	981970	0235	11/26/01	430000	2150	0	8	1941	3	6000	Y	N	3714 E COLUMBIA ST
8	125020	2030	02/20/01	524000	2180	0	8	1910	3	3818	Y	N	1303 33RD AV S
8	502690	0215	04/10/01	717000	2180	0	8	1947	4	4000	N	N	1615 40TH AV E
8	400300	0090	05/17/01	790000	2230	1000	8	1900	4	8455	N	N	3543 E SPRUCE ST
8	742470	0165	08/17/01	815000	2230	0	8	1904	4	5000	N	N	1622 35TH AV
8	034500	0075	05/12/00	680000	2270	220	8	1926	4	5000	N	N	727 35TH AV
8	414180	0100	12/08/00	475000	2270	0	8	1906	5	4000	N	N	1514 35TH AV
8	082300	0100	07/25/00	675000	2310	0	8	1977	3	8034	Y	N	824 31ST AV S
8	715170	0300	09/27/00	465000	2310	0	8	1948	3	5000	N	N	1131 36TH AV
8	982920	0680	06/28/01	850000	2380	600	8	1925	5	6175	Y	N	201 ERIE AV
8	125020	2740	04/26/00	599000	2430	0	8	1978	4	3927	Y	N	917 LAKE WASHINGTON BL S
8	414180	0175	03/24/00	518000	2500	0	8	1907	4	5000	N	N	1618 35TH AV
8	571200	0085	08/30/01	587925	1150	260	9	1927	3	4140	Y	N	411 LAKESIDE AV S
8	531710	0350	01/18/00	419950	1160	320	9	1957	4	9897	Y	N	521 LAKE WASHINGTON BL E
8	125070	0045	07/30/01	549500	1370	580	9	1977	3	4160	Y	N	721 LAKESIDE AV S
8	125020	2600	04/20/00	725000	1610	0	9	1924	5	4400	Y	N	1302 33RD AV S
8	034500	0345	03/08/00	826000	1620	390	9	1925	5	6360	Y	N	712 36TH AV
8	034500	0375	09/10/01	618500	1690	360	9	1925	4	5300	Y	N	728 36TH AV
8	063500	0170	03/29/00	393000	1700	0	9	1990	3	1909	N	N	3517 S LESCHI PL
8	982920	0040	11/14/01	565000	1730	600	9	1926	4	3457	N	N	508 RANDOLPH AV
8	742470	0055	05/30/00	1100000	1750	0	9	1924	5	7950	Y	N	1636 36TH AV
8	910300	0505	05/30/00	575000	1780	0	9	1914	3	6380	N	N	1803 36TH AV
8	502690	0220	03/25/01	962500	1820	0	9	1907	4	4000	Y	N	1611 40TH AV E
8	177850	0550	05/17/01	670000	1840	0	9	1936	5	4400	N	N	173 37TH AV E
8	414180	0200	02/11/00	605000	1880	0	9	1926	4	4000	N	N	3514 E PINE ST

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8	447340	0210	11/16/00	470000	1950	0	9	1929	3	4000	Y	N	3202 S DEARBORN ST
8	034500	0355	03/03/00	759500	1960	0	9	1925	5	6360	Y	N	718 36TH AV
8	910300	0230	05/10/01	850000	2000	1040	9	1990	3	3511	Y	N	165 35TH AV E
8	918470	0570	10/10/00	750000	2040	240	9	1925	5	4500	Y	N	828 36TH AV
8	918470	0810	06/22/00	629000	2190	500	9	1931	5	4500	N	N	829 35TH AV
8	411460	1525	09/12/00	1450000	2200	880	9	1950	4	6912	Y	Y	1104 LAKESIDE AV S
8	918470	0820	12/21/01	645000	2230	600	9	1931	3	4500	N	N	833 35TH AV
8	535020	0795	05/08/00	750000	2520	0	9	1911	5	9100	Y	N	3810 E PIKE ST
8	502690	0230	07/19/00	1100000	2560	0	9	1921	4	6500	Y	N	3916 E PINE ST
8	125020	4106	08/16/01	689950	2760	0	9	2001	3	5481	Y	N	527 LAKESIDE AV S
8	034500	0015	05/15/00	746500	2880	0	9	1927	3	6500	N	N	701 35TH AV
8	142220	0390	06/12/00	885000	1260	300	10	1989	5	8040	Y	N	758 38TH AV
8	142220	0118	10/17/00	916000	1690	0	10	1987	3	3060	Y	N	622 38TH AV
8	502690	0135	10/18/00	895000	2050	660	10	1925	5	6000	Y	N	1626 39TH AV
8	177850	0265	08/22/00	950000	2120	280	10	2000	3	4000	N	N	217 35TH AV E
8	414180	0085	09/14/00	828000	2120	1050	10	2000	3	5017	N	N	1524 35TH AV
8	194730	0100	10/23/00	760000	2300	620	10	1988	3	5438	N	N	317 35TH AV
8	125020	2955	02/21/01	699000	2310	780	10	1988	3	4137	Y	N	528 33RD AV S
8	428990	0145	06/27/01	1279000	2370	650	10	1924	5	7810	Y	N	1522 40TH AV E
8	535020	0640	11/10/00	770000	2450	0	10	1990	3	5250	Y	N	1119 NEWPORT WY
8	918470	0465	11/16/00	1095000	2510	440	10	1930	4	7300	N	N	915 37TH AV
8	535020	1365	05/11/00	1550000	2880	1060	10	1991	3	5090	Y	N	1448 MADRONA DR
8	982920	0395	04/09/01	1325000	2890	1370	10	1995	3	6600	Y	N	311 ERIE AV
8	142220	0075	10/02/00	1200000	2960	0	10	1989	3	5646	Y	N	603 WELLINGTON AV
8	535020	1190	02/02/00	1375000	3180	0	10	1994	3	7666	Y	N	1444 MADRONA DR
8	177850	0606	08/20/01	970000	3390	0	10	1987	3	8400	Y	N	186 34TH AV E
8	034500	0105	08/09/01	1210000	3730	280	10	1907	3	6160	N	N	801 35TH AV
8	411460	1580	02/09/00	1700000	2970	180	11	1983	3	5198	Y	Y	1134 LAKESIDE AV S
8	982920	0566	09/17/01	950000	2810	980	12	1989	3	5001	Y	N	3809 E ALDER ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
8	982920	0485	08/23/01	1245000	3090	1570	12	1988	3	5340	Y	N	321 LAKE WASHINGTON BL

**Vacant Sales Available to Develop the Valuation Model
Area 14**

There are an insufficient number of vacant sales to develop a valuation model